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REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE

December 19, 2013

PRESENT:

Ben Ziskal, Director of Economic Development
Chris Cotler, Building Official
Kelly McAtee, Engineering Manager
Kevin Wilson, Fire Inspector
Dan Topp, Code Compliance Officer

ALSO PRESENT:

Imtiaz Ahmed, P.E., Atlantic Engineering
Services, Inc, for HUM, LLC

ABSENT:

Sam May, Director of Public Works
Lt. Charles Konecke, Police
Abe Stubbins, Engineering Inspector I (excused)
Andrew Pinney, Associate Planner (excused)

The regular meeting of the Margate Development Review Committee (DRC), having been properly noticed, was called to order by Benjamin Ziskal, Director of Economic Development at 9:32 AM on Thursday, December 19, 2013, in the Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, Florida 33063.

1. Approval of October 17, 2013 and November 7, 2013 DRC meeting minutes.

Ben Ziskal stated that since there were no comments on the minutes, they would be approved as written.

2. DRC NO. 12-13-01. Consideration of a **resubmittal of a special exception**, for permission to construct a Dunkin Donuts restaurant with drive-through facilities.

LOCATION: 374 Rock Island Road

ZONING: B-2 Community Business District

LEGAL DESCRIPTION: A portion of Parcel C, "ORIOLE-MARGATE SECTION 3," according to

the plat thereof, as recorded in Plat Book 74, Page 45 of the public records of Broward County, Florida.

PETITIONER: Imtiaz Ahmed, P.E., Atlantic Engineering Services, Inc, for HUM, LLC.

Imtiaz Ahmed noted that when he was here before in August as a petitioner, the DRC suggested relocating the Dunkin Donuts to the north end of the shopping center. He stated that when he brought this item before the City Commission, a few commissioners, as well as members of the public, had comments regarding stacking issues. He explained that he had reworked the plans and redesigned the drive thru based on these comments. He said that now they will be getting about 13 cars storage instead of 7 with additional room in the parking lot, if needed. He stressed that he hopes to get an approval for this revised plan.

DRC Comments:

Kelly McAtee expressed that DEES had no issues with the site plan; however, drawings must be resubmitted for approval.

Imtiaz Ahmed said that he had received approval from Broward County for a drainage permit and that he would send a copy to the City.

Dan Topp remarked that there were no open code violations; however, there was an issue with a banner on the property and that it could be discussed at a later time.

Ben Ziskal had the following comments:

- On the utility plan, the wet dumpster drain doesn't show a connection to a line.
- Between the dumpster enclosure and the closest parking space, there is a three foot minimum landscape buffer requirement.
- The site plan shows the sidewalk going straight, while the civil plan shows the sidewalk making an angle. It looks like you intended to angle it to meet the slope but should be consistent on all plans. It's not a code requirement, but when angling a sidewalk and tying into one side, it's recommended that you slope on both sides for ease of pedestrian traffic flow.
- Any tree within six feet of a sidewalk, utility lines or other infrastructure requires a root barrier.
- On the landscape plan, all trees should be properly identified; some trees were mislabeled or missing a label.
- When the landscape and site plans are layered, they should line up.
- The interior parking calculations should be revised. It looks like you met Code for the required interior landscape area, but the calculation table doesn't reflect the new design. Based on the number of parking spaces, you are required to provide a certain amount of landscaping. It looks like this plan reflects a reduction from the previous plan.

- When you resubmit your finals, include a floor plan, building elevations and a photometric plan; since they are missing in this submittal. Submit sheets for empty shells, if necessary.
- This design is more in line with the CRA Plan and the Comprehensive Plan due to the relocated end cap spot. This property is not located in the TOC, but in a traditional B-2 zoning district, making this location the most appropriate in the City for a drive thru facility. With these few minor revisions discussed, Planning Staff would recommend approval.

Chris Cotler asked when the Building plans would be submitted.

Imtiaz Ahmed replied that he plans to resubmit these plans with the revisions in mid January and asked if there was a time limit.

Ben Ziskal explained that this item must ultimately be approved by the City Commission and that there was no specific resubmission time. He told the petitioner that his recommendation is to resolve as many issues as possible before moving on. He stressed that the plans must be revised and brought into compliance before the City will sign off on the final plans to obtain the required permits. In summary, he said that with the approval of this Committee, this item can then move on to the City Commission.

There being no further business, the meeting adjourned at 9:48 AM.

Respectfully submitted,

Prepared by:
Alyson Morales



Date 1/8/13

Benjamin J. Ziskal, AICP
Director of Economic Development

cc: Mayor and City Commission, City Manager, City Attorney, Associate City Planner, Petitioners, Committee Members.